168.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,400 / 633,400
					USE VALUE:	633,400 / 633,400
					ASSESSED:	633,400 / 633,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAUM LELAND R
Owner 2:	CLINTON DIANE F
Owner 3:	
Street 1:	35 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1930, having primarily Wood Shingle Exterior and 1504 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	212,600	800	420,000	633,400
Total Card	0.138	212,600	800	420,000	633,400
Total Parcel	0.138	212,600	800	420,000	633,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.26 | /Parcel: 421.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 110935

GIS Ref

GIS Ref

Insp Date 05/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0002-0002.0

!12964!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,700	800	6,000.	420,000	633,500	633,500	Year End Roll	12/18/2019
2019	101	FV	196,000	800	6,000.	420,000	616,800	616,800	Year End Roll	1/3/2019
2018	101	FV	196,000	0	6,000.	354,000	550,000	550,000	Year End Roll	12/20/2017
2017	101	FV	196,000	0	6,000.	324,000	520,000	520,000	Year End Roll	1/3/2017
2016	101	FV	196,000	0	6,000.	276,000	472,000	472,000	Year End	1/4/2016
2015	101	FV	172,200	0	6,000.	240,000	412,200	412,200	Year End Roll	12/11/2014
2014	101	FV	172,200	0	6,000.	222,000	394,200	394,200	Year End Roll	12/16/2013
2013	101	FV	172,200	0	6,000.	211,200	383,400	383,400		12/13/2012

PRINT

Date	Time
12/11/20	02:58:54

LAST REV

Date	Time
07/01/20	15:35:43
jorourke	
12964	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONNOR CLAIRE	25033-415		12/2/1994		210,000	No	No		Y

USER DEFINED

Prior Id # 1:	110935
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2020	OWNR INFO	JO	Jenny O
5/23/2018	MEAS&NOTICE	BS	Barbara S
12/1/2008	Meas/Inspect	372	PATRIOT
10/26/2000	Inspected	189	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	264	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 420,000	Spl Credit	Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.30217385
Const Adj.:	0.97903168
Adj $ / SQ:	114.738
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288859
Depreciation:	76259
Depreciated Total:	212601

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1					HB		

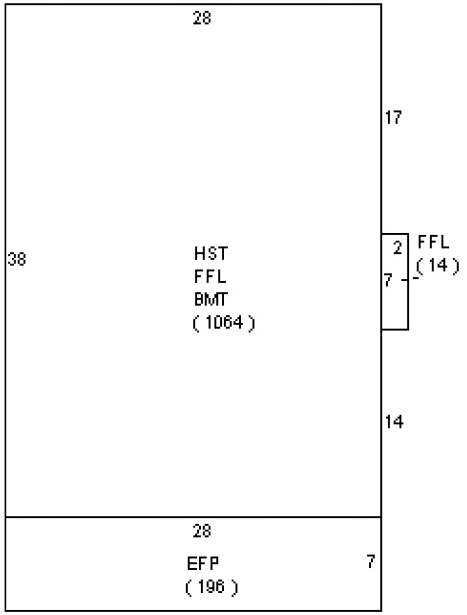
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	114.74
Special Features:	0	Val/Su Net:	74.08
Final Total:	212600	Val/Su SzAd	132.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,078	114.740	123,688
BMT	Basement	1,064	34.420	36,624
HST	Half Story	532	105.560	56,157
EFP	Enclos Porch	196	40.250	7,890

Net Sketched Area:	2,870			Total:	224,359
Size Ad	1610	Gross Are	3402	FinArea	1504

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	20	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X18	A	AV	2006	3.99	T	10.4	101			800			800
2	Frame Shed	D	Y	1	10X14	A	AV	2006	0.00	T	10.4	101						

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800